

Windmill Development Group 6 Booth Street (Albert Island) Ottawa, Ontario, K1R 6K8 April 5th, 2020

Attn: Taryn Glancy, Project Manager - Infrastructure, Zibi

RE: Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan - Zibi Development Phase 1 & 2 - Addendum #2

1.0 BACKGROUND AND PURPOSE

McKinley Environmental Solutions (MES) was previously retained by Windmill Development Group to prepare the *Integrated Environmental Impact Statement (EIS), Tree Conservation Report (TCR) & Wildlife Mitigation and Monitoring Plan (WMMP)* (dated January 2018) to support the Zibi Phase 1 & 2 development. The Integrated EIS, TCR and WMMP (2018) provided a description of the Phase 1 & 2 Zibi development. In February 2019, Addendum #1 was issued in order to update the Integrated EIS, TCR, and WMMP. Addendum #1 was completed primarily to provide an updated description of the Phase 2 Site Plan. Since the time of the completion of the original report (January 2018), and the issuance of Addendum #1 (February 2019), additional details have been added with respect to the proposed development of Block 206 and Block 207 (which occur within the Zibi Phase 1 & 2 development). The purpose of this letter, which serves as Addendum #2 to the Integrated EIS, TCR and WMMP, is to provide an updated description of the Block 206 and Block 207 developments, in order to support the Block 206 and Block 207 Site Plan Application (SPA). This Addendum #2 letter is intended to be read in conjunction with the Integrated EIS, TCR, and WMMP (dated January 2018) and Addendum #1 (dated February 2019).

The Zibi project is a large scale sustainable community redevelopment of former industrial lands located on Chaudière Island, Albert Island, and along the Gatineau waterfront. The project includes lands within both Quebec and Ontario. The Ontario portion of the Zibi project is subject to an existing Master Plan Approval (MPA), which allows the development to occur over multiple phases. The MPA requires an adaptive approach to the evaluation and management of natural heritage features, due to the long term and multi-phase nature of the development. Each individual phase of the project is

613-620-2255 mckinleyenvironmental@gmail.com www.mckinleyenvironmental.com required to meet several conditions established by the MPA. The Integrated EIS, TCR and WMMP report was prepared to evaluate and meet the MPA conditions related to Phase 1 & 2 of the Zibi Development, including the requirement for an Individual Development Phase EIS and TCR (Condition 25) and the requirement for an updated Wildlife Mitigation and Monitoring Plan (WMMP) (Condition 19). The area addressed by the Integrated EIS, TCR, and WMMP (the Site) is shown below in Figure 1.





FIGURE 1: SITE OVERVIEW

Zibi Phase 1 & 2 Development

Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan – Addendum #2



Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

2.0 CURRENT CONDITIONS

A site visit was completed on April 4th, 2020 in order to provide an update of the conditions of the proposed Block 206 and Block 207 development areas. Weather conditions during the site visit included partly cloudy skies and 9 °C. Photographs from the April 4th, 2020 site visit are included below. The Block 206 and Block 207 development areas were observed to consist primarily of compacted gravel, crushed concrete, and stockpiles. Construction equipment, site trailers, and materials that are currently being utilized to construct buildings in the adjacent areas of the Zibi Phase 1 and 2 development were also present within Block 206 and Block 207. Demolition activities within the Block 206 and Block 207 development areas appeared to be substantially complete, with no derelict structures remaining. There were no vegetation features, trees, natural habitats, wildlife, or wildlife habitat features observed within the Block 206 and Block 207 development areas. As such, no new concerns with respect to natural heritage features were identified.





Photograph 1: Looking southeast at Block 207 (April 4th, 2020).



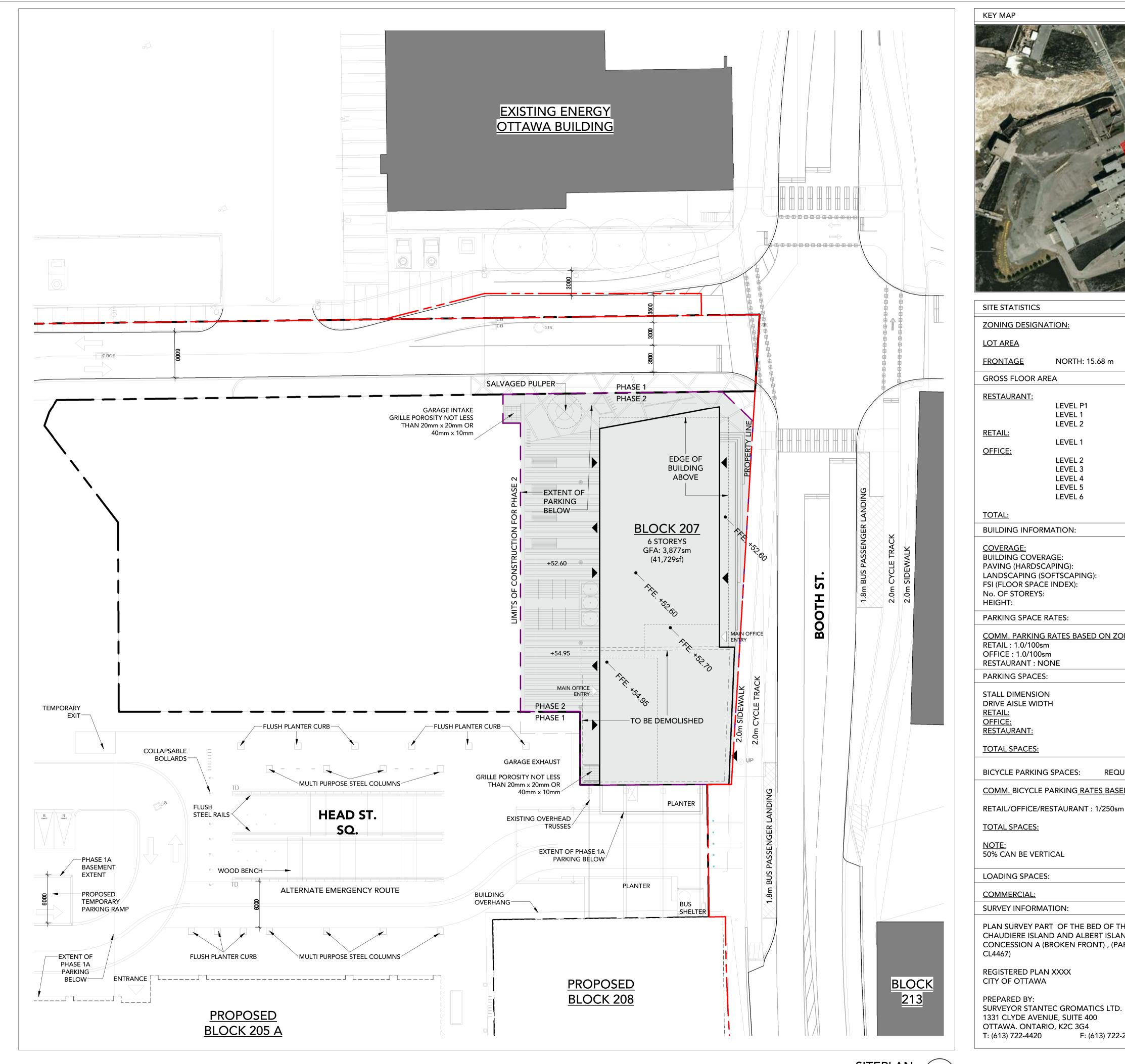
Photograph 2: Looking southwest at Block 206 (April 4th, 2020).



3.0 BLOCK 206 AND BLOCK 207 SITE PLANS

The Site Plans for the Block 206 and Block 207 developments are included below. Block 206 will be developed to accommodate a twenty four (24) storey building with roof terraces at Level 3, Level 9, and Level 23. Block 207 will include a six (6) storey commercial building. The Zibi Phase 1 & 2 development, including Block 206 and Block 207, will receive municipal water and sewer services. Stormwater quality control will be provided by a new end-of-pipe oil and grit separator.









RONTAGE NORTH: 15.68 m EAST: 49.39 m ROSS FLOOR ARE→ AREA(sm) AREA (sf) ESTAURANT: LEVEL 1 241 sm (2601sf) LEVEL 2 188 sm (2,023sf) ETAIL: LEVEL 1 432 sm (4,651sf) FFICE: LEVEL 2 377 sm (4,058sf) LEVEL 3 653 sm (7,031sf) LEVEL 4 552 sm (5,945sf) LEVEL 5 552 sm (5,945sf) LEVEL 5 552 sm (5,945sf) LEVEL 6 552 sm (5,945sf) LEVEL 6 552 sm (5,945sf) LEVEL 7 3,771 sm (40,840sf) UILDING INFORMATION: OVERAGE: UILDING INFORMATION: OVERAGE: UILDING COVERAGE: 57% AVING (HARDSCAPING): PAVING AREA/LOT AREA ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA SI (FLOOR SPACE INDEX): 2.75 a. OF STOREYS: 6 EIGHT: 25.85 m ARKING SPACE RATES: OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100 sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED OMM. PARKING SPACES: REQUIRED PROPOSED OMM. PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL SHADEN SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL SPACES: 15 15 OTE: 000 CAN BE VERTICAL DADING SPACES: REQUIRED PROPOSED		NATION:	MD5[2172]S332-h	
ROSS FLOOR AREA ROSS FLOOR AREA LEVEL P1 LEVEL 1 LEVEL 1 LEVEL 2 LEVEL 2 LEVEL 1 LEVEL 1 LEVEL 1 LEVEL 1 LEVEL 1 LEVEL 3 LEVEL 3 LEVEL 3 LEVEL 3 LEVEL 3 LEVEL 4 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 5 LEVEL 5 LEVEL 5 LEVEL 6 S52sm (5,945sf) LEVEL 6 S52sm (5,945sf) LEVEL 6 S52sm (5,945sf) LEVEL 7 LEVEL 8 LEVEL 9 LEV	OT AREA		1,367 sm (0.337 ac)	
ESTAURANT: LEVEL P1 LEVEL 1 LEVEL 2 188sm (2,041sf) LEVEL 2 188sm (2,023sf) ETAIL: LEVEL 1 432sm (4,651sf) FFICE: LEVEL 2 377sm (4,058sf) LEVEL 3 653sm (7,031sf) LEVEL 4 552sm (5,945sf) LEVEL 5 552sm (5,945sf) LEVEL 6 552sm (40,840sf) LEVEL 6 552sm (5,945sf) LEVEL 6 52sm (6,945sf) LEVEL	FRONTAGE NORTH: 15.68 m		EAST: 49.39 m	
LEVEL P1	GROSS FLOOR A	REA	AREA(sm)	AREA (sf)
LEVEL 1 LEVEL 2 188sm (2,023sf) ETAIL: LEVEL 1 432sm (4,651sf) JEFICE: LEVEL 2 377sm (4,058sf) LEVEL 3 653sm (7,031sf) LEVEL 4 552sm (5,945sf) LEVEL 5 552sm (5,945sf) LEVEL 6 578sm (5,945sf) LEVEL 6 578sm (5,945sf) LEVE	RESTAURANT:			
LEVEL 2 188sm (2,023sf) ETAIL: LEVEL 1 432sm (4,651sf) IFFICE: LEVEL 2 377sm (4,058sf) LEVEL 3 653sm (7,031sf) LEVEL 4 552sm (5,945sf) LEVEL 5 552sm (5,945sf) LEVEL 6 552sm (5,945sf) OTAL: UILDING INFORMATION: OVERAGE: UILDING COVERAGE: VILIDING COVERAGE: VILIDING (HARDSCAPING): ANING (HARDSCAPING): ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA LANDSCAPE AREA/ LOT AREA 2.75 6 22.75 6 25.85 m ARKING SPACE RATES: OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION RIVE AISLE WIDTH 6m 6m 6m ETAIL: 14 4 4 4 4 4 4 4 4 4 4 4 4 4 4				, ,
ETAIL: LEVEL 1				
LEVEL 2 377 sm (4,058 sf) LEVEL 3 653 sm (7,031 sf) LEVEL 4 552 sm (5,945 sf) LEVEL 5 552 sm (5,945 sf) LEVEL 6 552 sm (5,945	RETAIL:			(=,====,
LEVEL 2 377 sm	DEELCE:	LEVEL 1	432sm	(4,651sf)
LEVEL 3	<u> JFFICE:</u>	LEVEL 2	377sm	(4.058sf)
LEVEL 5 LEVEL 6 S52sm (5,945sf) OTAL: 3,771sm (40,840sf) UILDING INFORMATION: OVERAGE: UILDING COVERAGE: S77% AVING (HARDSCAPING): PAVING AREA/LOT AREA ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA SI (FLOOR SPACE INDEX): SO OF STOREYS: OOMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm ESTAUR ANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION S1.2m x 2.6m 6m 6m ETAIL: 4 4 4 FEICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm BY DEVICE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL DIMENSION S1.2m x 2.6m 6m 6m 4 4 4 FEICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTE: OYC CAN BE VERTICAL				• •
LEVEL 6 552sm (5,945sf) OTAL: 3,771sm (40,840sf) UILDING INFORMATION: OVERAGE: UILDING COVERAGE: 57% AVING (HARDSCAPING): PAVING AREA/LOT AREA ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA SI (FLOOR SPACE INDEX): 2,75 Io. OF STOREYS: 6 EIGHT: 25.85 m ARKING SPACE RATES: OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION 5.2m x 2.6m 5.2m x 2.6m RIVE AISLE WIDTH 6m 6m 6m ETAIL: 4 4 UFFICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL-OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTAL SPACES: 15 15 OTAL SPACES: REQUIRED PROPOSED				
OTAL: UILDING INFORMATION: OVERAGE: UILDING COVERAGE: S7% AVING (HARDSCAPING): AVING (HARDSCAPING): AVING (HARDSCAPING): ANDSCAPING (SOFTSCAPING): ANDSCAPIC AREA/ LOT AREA ANDSCAPIC AREA/ LOT AREA S1 (FLOOR SPACE INDEX): ARKING SPACE INDEX): COMM. PARKING RATES OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm SETAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION S1.2m x 2.6m FIFICE: 27 FIFIC				
OVERAGE: UILDING COVERAGE: S7% AVING (HARDSCAPING): ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA SI (FLOOR SPACE INDEX): COPE STOREYS: COMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION STALL DIMENSION RIVE AISLE WIDTH COMMETAIL: SIFFICE: STAURANT: SIFFICE: SIFFI		LEVEL 6	552sm	(5,945st)
OVERAGE: UILDING COVERAGE: 57% AVING (HARDSCAPING): PAVING AREA/LOT AREA ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA SI (FLOOR SPACE INDEX): 2.75 IO. OF STOREYS: 6 EIGHT: 25.85 m ARKING SPACE RATES: OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm IFFICE: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION 5.2m x 2.6m 5.2m x 2.6m RIVE AISLE WIDTH 6m 6m ETAIL: 4 4 IFFICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 IOTE: 00% CAN BE VERTICAL	TOTAL:		<u>3,771sm</u>	(40,840sf)
UILDING COVERAGE: 57% AVING (HARDSCAPING): PAVING AREA/LOT AREA ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA SI (FLOOR SPACE INDEX): 2.75 6. OF STOREYS: 6 EIGHT: 25.85 m ARKING SPACE RATES: OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm PEFICE: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION 5.2m x 2.6m 6m RIVE AISLE WIDTH 6m 6m ETAIL: 4 4 PIFICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: 31 54 ICYCLE PARKING SPACES: REQUIRED PROPOSED ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTAL SPACES: REQUIRED PROPOSED	BUILDING INFOR	RMATION:		
UILDING COVERAGE: 57% AVING (HARDSCAPING): PAVING AREA/LOT AREA ANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA SI (FLOOR SPACE INDEX): 2.75 6. OF STOREYS: 6 EIGHT: 25.85 m ARKING SPACE RATES: OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm PEFICE: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION 5.2m x 2.6m 6m RIVE AISLE WIDTH 6m 6m ETAIL: 4 4 PIFICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: 31 54 ICYCLE PARKING SPACES: REQUIRED PROPOSED ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTAL SPACES: REQUIRED PROPOSED	COVERAGE:			
ANDSCAPING (SOFTSCAPING): ICHOOR SPACE INDEX): ICHOOR SPACE INDEX INDEX ICHOOR SPACE INDEX INDEX ICHOOR SPACE INDEX ICHOO		RAGE:	57%	
SI (FLOOR SPACE INDEX): 2.75 lo. OF STOREYS: 6 EIGHT: 25.85 m ARKING SPACE RATES: OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION 5.2m x 2.6m 5.2m x 2.6m RIVE AISLE WIDTH 6m 6m ETAIL: 4 4 EFICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTE: OWN CAN BE VERTICAL	•	•		•
Section	,	•		AREA/ LOT AREA
EIGHT: 25.85 m ARKING SPACE RATES: OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm DEFICE: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION 5.2m x 2.6m 5.2m x 2.6m RIVE AISLE WIDTH 6m 6m ETAIL: 4 4 DIFFICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: 31 54 ICYCLE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTE: 00% CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	•	•		
OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm DEFICE: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION S.2m x 2.6m Five Alsle Width 6m 6m ETAIL: 4 4 4 DEFICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: REQUIRED PROPOSED ICYCLE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTE: OWN CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	NO. OF STORETS HEIGHT:);	-	
OMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL: 1.0/100sm DEFICE: 1.0/100sm ESTAURANT: NONE ARKING SPACES: REQUIRED PROPOSED TALL DIMENSION S.2m x 2.6m Five Alsle Width 6m 6m ETAIL: 4 4 4 DEFICE: 27 27 ESTAURANT: 0 23 OTAL SPACES: REQUIRED PROPOSED ICYCLE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTE: OWN CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	PARKING SPACE	RATES:		
TALL DIMENSION S.2m x 2.6m S.2m x 2.6m RIVE AISLE WIDTH 6m 6TAIL: 4 4 4 FFICE: 27 ESTAURANT: 0 OTAL SPACES: 31 SA ICYCLE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 OTAL SPACES: REQUIRED OTAL SPACES: REQUIRED REQUIRED OTAL SPACES: REQUIRED O	RETAIL : 1.0/100s DFFICE : 1.0/100	sm sm		
RIVE AISLE WIDTH ETAIL: 4 4 OFFICE: ESTAURANT: 0 23 OTAL SPACES: 31 54 ICYCLE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTE: O% CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED		_	DECLUBED	PROPOSED
RIVE AISLE WIDTH ETAIL: 4 4 OFFICE: ESTAURANT: 0 23 OTAL SPACES: 31 54 ICYCLE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTE: O% CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	PARKING SPACE	S:	RECOIRED	
ETAIL: OFFICE: ESTAURANT: O 23 OTAL SPACES: 31 54 ICYCLE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 IOTE: 0% CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED				5.2m x 2.6m
ESTAURANT: 0 23 OTAL SPACES: 31 54 ICYCLE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 IOTE: 0% CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	STALL DIMENSIC	DN	5.2m x 2.6m	
OTAL SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 OTE: 0% CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	STALL DIMENSION OF THE PROPERTY OF THE PROPERT	DN	5.2m x 2.6m 6m	6m
ICYCLE PARKING SPACES: REQUIRED PROPOSED OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT: 1/250sm of GFA OTAL SPACES: 15 15 IOTE: 0% CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	STALL DIMENSIC DRIVE AISLE WID RETAIL: DFFICE:	DN	5.2m x 2.6m 6m 4	6m 4 27
OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT : 1/250sm of GFA OTAL SPACES: 15 15 IOTE: 0% CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	STALL DIMENSIC DRIVE AISLE WID RETAIL: DFFICE:	DN	5.2m x 2.6m 6m 4 27	6m 4 27
OMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250 ETAIL/OFFICE/RESTAURANT : 1/250sm of GFA OTAL SPACES: 15 15 OTE: OW CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	STALL DIMENSIC DRIVE AISLE WID RETAIL: DFFICE: RESTAURANT:	DN	5.2m x 2.6m 6m 4 27 0	6m 4 27 23
ETAIL/OFFICE/RESTAURANT : 1/250sm of GFA OTAL SPACES: 15 15 OTE: 0% CAN BE VERTICAL OADING SPACES: REQUIRED PROPOSED	STALL DIMENSIC DRIVE AISLE WID RETAIL: DFFICE: RESTAURANT:	ON OTH	5.2m x 2.6m 6m 4 27 0	6m 4 27 23 54
OADING SPACES: REQUIRED PROPOSED	STALL DIMENSIC DRIVE AISLE WID RETAIL: DFFICE: RESTAURANT: TOTAL SPACES:	ON OTH IG SPACES: REQ	5.2m x 2.6m 6m 4 27 0 31 UIRED PROP	6m 4 27 23 54 OSED
OADING SPACES: REQUIRED PROPOSED	STALL DIMENSICORIVE AISLE WID RETAIL: DFFICE: RESTAURANT: FOTAL SPACES: BICYCLE PARKIN	ON OTH IG SPACES: REQ E PARKING <u>RATES BASI</u>	5.2m x 2.6m 6m 4 27 0 31 UIRED PROP	6m 4 27 23 54 OSED
OADING SPACES: REQUIRED PROPOSED	STALL DIMENSICORIVE AISLE WID RETAIL: DFFICE: RESTAURANT: FOTAL SPACES: BICYCLE PARKIN COMM. BICYCLE	ON OTH IG SPACES: REQ E PARKING <u>RATES BASI</u>	5.2m x 2.6m 6m 4 27 0 31 UIRED PROP ED ON ZONING	6m 4 27 23 54 OSED G BY-LAW 2008-250
	STALL DIMENSICORIVE AISLE WID RETAIL: DFFICE: RESTAURANT: TOTAL SPACES: BICYCLE PARKIN COMM. BICYCLE RETAIL/OFFICE/I	ON OTH IG SPACES: REQ E PARKING <u>RATES BASI</u>	5.2m x 2.6m 6m 4 27 0 31 UIRED PROP ED ON ZONING	6m 4 27 23 54 OSED G BY-LAW 2008-250
OMMERCIAL: 0 0	STALL DIMENSICORIVE AISLE WIDERETAIL: DEFICE: RESTAURANT: TOTAL SPACES: RETAIL/OFFICE/I	ON OTH E PARKING <u>RATES BASI</u> RESTAURANT : 1/250sr	5.2m x 2.6m 6m 4 27 0 31 UIRED PROP ED ON ZONING	6m 4 27 23 54 OSED G BY-LAW 2008-250
	STALL DIMENSICORIVE AISLE WIDERETAIL: DEFICE: RESTAURANT: FOTAL SPACES: BICYCLE PARKIN COMM. BICYCLE RETAIL/OFFICE/I FOTAL SPACES: NOTE: 50% CAN BE VER	ON OTH E PARKING <u>RATES BASI</u> RESTAURANT : 1/250sr	5.2m x 2.6m 6m 4 27 0 31 UIRED PROP ED ON ZONING m of GFA	6m 4 27 23 54 OSED G BY-LAW 2008-250
URVEY INFORMATION:	STALL DIMENSICORIVE AISLE WIDERETAIL: DEFICE: RESTAURANT: FOTAL SPACES: BICYCLE PARKIN COMM. BICYCLE RETAIL/OFFICE/I	ON OTH E PARKING <u>RATES BASI</u> RESTAURANT : 1/250sr	5.2m x 2.6m 6m 4 27 0 31 UIRED PROP ED ON ZONING m of GFA 15 REQUIRED	6m 4 27 23 54 OSED G BY-LAW 2008-250

F: (613) 722-2799



Kohn Partnership Architects Inc. 116 Spadina Avenue, Suite 501, Toronto ON M5V 2K6 Tel 416.703.6700 www.kohnarchitects.com

Teeple Architects

TORONTO, ONTARIO 5 CAMDEN STREET 416-598-0554-TEL FAX-416-598-1705 INFO@TEEPLEARCH.COM

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.

DO NOT SCALE DRAWINGS.

CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CONSULTANTS BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.

THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY

INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. LOCATIONS OF EXPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND

FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. WHICH SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED, TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTIONS OF THIS SITE.

COPYRIGHT 2005 KOHN ARCHITECTS INC.

COPYRIGHT OF THIS DRAWING AND THE DESIGN INTENT IS RESERVED BY THE COPYRIGHT OF THIS DRAWING AND THE DESIGN INTENT IS RESERVED BY THE ARCHITECT. THE DRAWINGS AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY KOHN ARCHITECTS INC. THE DRAWINGS AND THE INFORMATION CONTAINED THEREIN MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION OF THE KOHN ARCHITECTS INC.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON

1 18.02.14 SPA SUBMISSION	No.	Date	Note	
	1	18.02.14	SPA SUBMISSION	

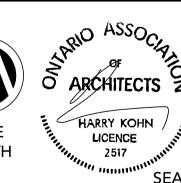


APPROVED REFUSED

DOUGLAS JAMES, MCIP, RPP, MANAGER DEVELOPMENT REVIEW CENTRAL PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA







Project:
ZIBI ONTARIO BLOCK 207

ZIBI

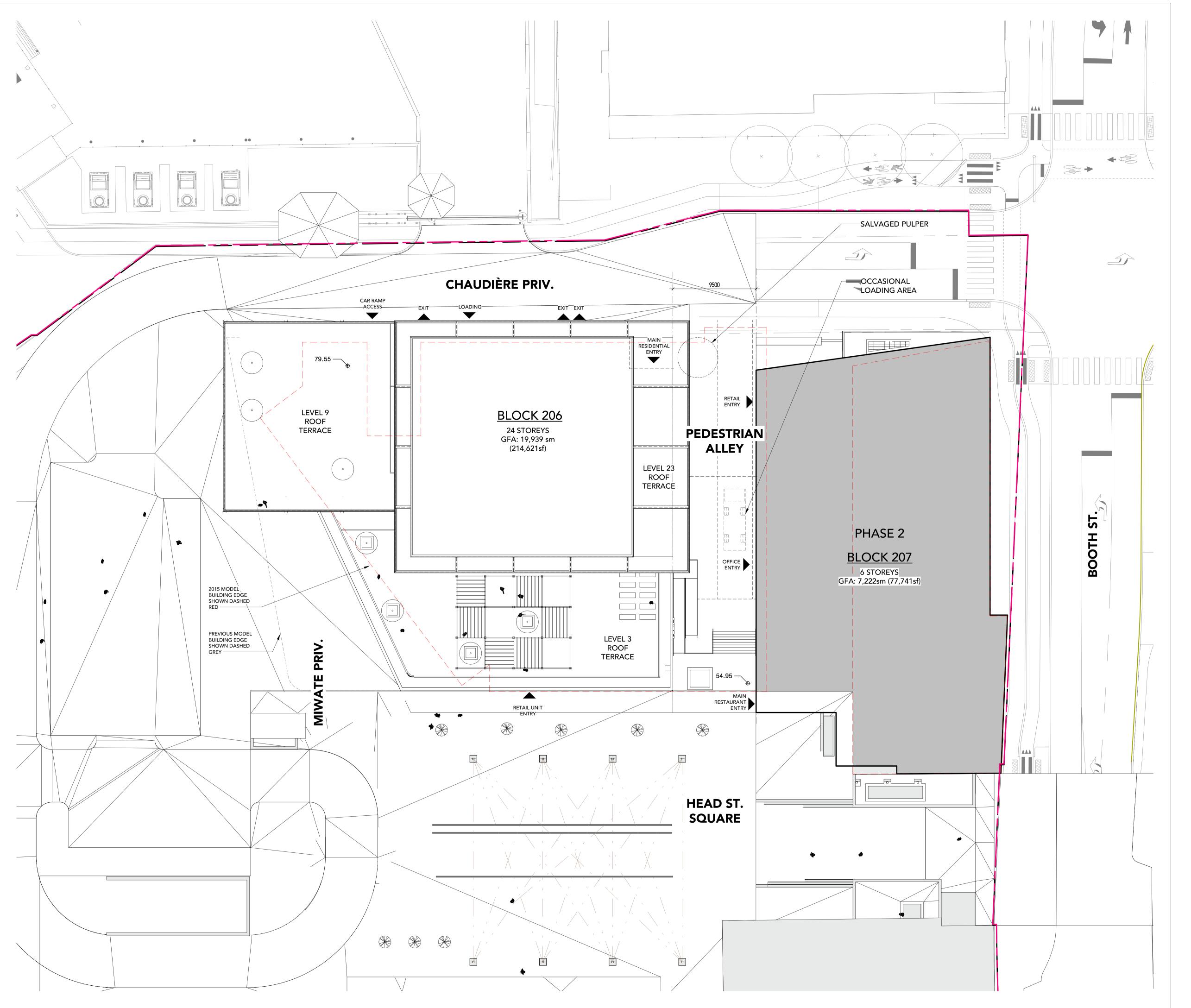
BOOTH STREET CHAUDIERE ISLAND

OTTAWA

ONTARIO

SITE PLAN AND SITE STATISTICS

Checked By:	Project No.
CHK	15-122
	Scale:
2018-03-12 11:37:00 AM	
	CHK



Α1

Kohn Partnership Architects Inc. 116 Spadina Avenue, Suite 501, Toronto ON M5V 2K6 Tel 416.703.6700 www.kohnarchitects.com

Teeple Architects

5 CAMDEN STREET 416-598-0554-TEL FAX-416-598-1705 INFO@TEEPLEARCH.COM

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.

DO NOT SCALE DRAWINGS.

ISSUE DATES AND DISTRIBUTION LOG

No. Date

CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CONSULTANTS BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.

THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

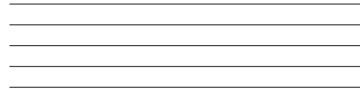
LOCATIONS OF EXPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND

FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. WHICH SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED, TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTIONS OF THIS SITE. COPYRIGHT 2005 KOHN ARCHITECTS INC.

COPYRIGHT OF THIS DRAWING AND THE DESIGN INTENT IS RESERVED BY THE ARCHITECT. THE DRAWINGS AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY KOHN ARCHITECTS INC. THE DRAWINGS AND THE INFORMATION CONTAINED THEREIN MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION OF THE KOHN ARCHITECTS INC.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON REQUEST.





APPROVED REFUSED THIS ____ DAY OF DOUGLAS JAMES, MCIP, RPP, MANAGER DEVELOPMENT REVIEW CENTRAL

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



NORTH

ZIBI



NORTH

ZIBI ONTARIO BLOCK 206

SEAL

BOOTH STREET CHAUDIERE ISLAND

ONTARIO OTTAWA

SITE PLAN

Project No. 15-122 Checked By: Drawn By: Checker Scale: 1:200 Date Plotted: 2020-02-27 12:51:39 PM

4.0 BUILDING 503 BARN SWALLOWS

Since completion of the Integrated EIS, TCR, and WMMP (dated January 2018), the only significant new natural heritage concern identified within the Zibi Phase 1 & 2 development area was the presence of a single Barn Swallow (threatened) nest within Building 503. The Barn Swallow nest was discovered within Building 503 in August 2019 during a pre-demolition Species at Risk (SAR) inspection. Following discovery of the Barn Swallow nest, an authorization under the Ontario Endangered Species Act (ESA) was required in order to allow the continued demolition of Building 503. The authorization was obtained in August 2019 by registering the activity with the Ontario Ministry of Environment, Conservation, and Parks (MECP) through the submission of the Notice of Activity under the Endangered Species Act (2007): Barn Swallow - Activities in Built Structures that are Habitat. The registration notice was received and confirmed by the MECP registry (Confirmation #M-102-2324228205). Following completion of the registration process, Building 503 was demolished. In order to provide habitat compensation for the removal of a building containing a Barn Swallow nest, an artificial Barn Swallow nesting structure was installed on Albert Island in March 2020. As required by the rules and regulations of the Ontario ESA, the artificial Barn Swallow nesting structure will be monitored and maintained for three (3) years. The results of the pre-demolition inspection and the actions undertaken to ensure compliance with the rules and regulations of the Ontario ESA are documented in greater detail in the report entitled: Zibi Development – Pre-Demolition Species at Risk (SAR) Inspection & Mitigation and Monitoring Record for Altering a Structure (Habitat for Barn Swallow) - Building 503 (prepared by McKinley Environmental Solutions, dated September 2019). To date, all Ontario ESA regulatory requirements have been fulfilled with respect to the presence of Barn Swallows (threatened) within Building 503.



5.0 REPORT RECOMMENDATIONS AND CONCLUSIONS

Block 206 and Block 207 occur within portions of the Zibi Phase 1 & 2 Site that were previously identified for future development. The additional details provided in the Block 206 and Block 207 Site Plans do not substantially change the potential natural heritage impacts associated with the Zibi Phase 1 & 2 development. Therefore, the findings, recommendations, and conclusions included in the Integrated EIS, TCR, and WMMP (dated January 2018) are not significantly impacted by the additional details and/or changes proposed as part of the Block 206 and Block 207 Site Plan Applications.

As discussed in greater detail in the Integrated EIS, TCR, and WMMP, no additional requirements related to In-water Works (MPA Condition 23) and/or Species at Risk (MPA Condition 26) have been identified for Phase 1 & 2 of the Zibi Development. There is also no tree clearing required as part of Zibi Phase 1 & 2. The Integrated EIS, TCR and WMMP was intended to satisfy Condition 19, Condition 25, and Condition 28 of the MPA. Approval of the Integrated EIS, TCR, and WMMP was anticipated to fulfill all outstanding natural heritage related conditions of the MPA for Phase 1 & 2 of the Zibi development.

Pending that the regulatory, mitigation, and avoidance measures outlined in the Integrated EIS, TCR, and WMMP are implemented appropriately, the Zibi Phase 1 & 2 development, including the development of Block 206 and Block 207, is not anticipated to have a significant negative effect on the natural features and functions.

We trust that the above information is sufficient; should you have any questions or require further information, please do not hesitate to contact the undersigned, at your convenience.

Sincerely,

Dr. Andrew McKinley, EP, RP Bio.

another Mchinley

Senior Biologist, McKinley Environmental Solutions

